

SENATOR WEHRBEIN: It goes on and on. Without some kind of central assessment authority, if you will, done by the Department of Revenue on a uniform basis throughout the State of Nebraska, in every state, without regard for the number of sales that were made in each county, many of which there are no sales, I don't know how you're going to arrive at the farm land values. True, there are rental values. Even now they're using rental values to some extent, especially on pasture land and range land because there are no other values, that is acceptable. I would have no qualms with using the rental value here in the long run. As far as I understand this cause, I believe it will allow using those values if they were to be worked in, if that was thought to be a fairer way. But even cash rents, very considerably in my area, in my own personal instance...

SPEAKER BARRETT: Time has expired.

SENATOR WEHRBEIN: ...our cash values vary tremendously. Thank you.

SPEAKER BARRETT: Thank you. Senator Lamb, followed by Senator Moore.

SENATOR LAMB: Mr. President, members, I rise to oppose the motion to bring the bill back for indefinite postponement. Now the argument has been made on the floor that the market approach or the income approach can be used, and that is true, but it has to lead back to the market approach, it has to lead back to market. So what you have is similar to a dog chasing his tail. You can use the income approach, but it has to go back where you were starting anyway when you were going to use the market approach, and the market approach is not practical in many cases because there just are not enough sales to determine exactly what the market is. I really don't see the problem with this constitutional amendment. Currently there are so many differences between types of property, commercial and industrial, and then we have residential and then agricultural. And it is difficult to get uniformity, and this is not going to make it any more difficult. You have a problem with a market approach in all of those. The passage of this constitutional amendment, in my opinion, is not going to be the great deterrent to uniformity that people think it is. I think it even may add to the uniform assessment of property in the state, because under the current system it is not a perfect system, it will never be a perfect system. But this is an approach that we need